

C I T Y O F B R E N T W O O D

Citizen's Update

Fall 2004

News you need to know about your city.

INSIDE!
Bond Referendums
pages 3-5

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The City Commission is the legislative and policy-making body of the City. It consists of five members elected at-large for four-year, staggered terms. The Mayor and Vice Mayor are appointed by the City Commission for two-year terms. The next election for three members is scheduled for May 3, 2005. Unless otherwise rescheduled, the City Commission meets on the second and fourth Mondays of each month at 7 p.m. at the Municipal Center, 5211 Maryland Way.

Boiling Spring Academy on tour October 2 and 3.



Brentwood's Historic Legacy Primm Park – Boiling Spring Site

Dorothy, Edgar and Charles Primm recently donated a key historic resource to the Brentwood community for a city park. This two acre site, located on Moores Lane, includes the historic Boiling Spring Academy (1830). The park contains some of the most important historical and cultural resources in Tennessee.

The City also obtained 29 acres of surrounding land that includes a prehistoric Native American Mound settlement (1200-1500 A.D.) plus additional land to buffer the site from future encroachment. This additional land will preserve the pastoral view along Moores Lane and provide acreage along the Little Harpeth River for an extension of the city's walking/bikeway system.

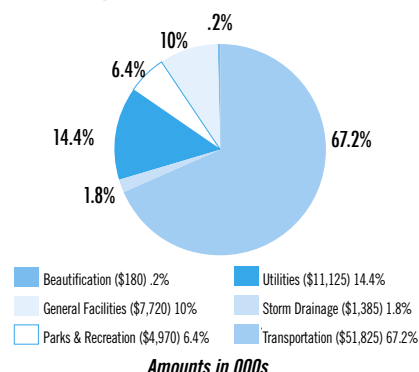
Historic preservationist Vic Hood of Leatherwood, Inc. conducted the restoration of the Boiling Spring Academy. Hood has professional experience as an archeologist and is nationally known for his restoration projects.

In order to safeguard this valuable legacy, the City consulted with the State of Tennessee Archaeology Division, MTSU Center for Historic Preservation, Tennessee Historic Commission, and many other knowledgeable individuals and organizations. A volunteer committee, working with the City, is overseeing the project and planning educational programs for the site.

As urban areas grow, historical sites are quickly disappearing. This site in particular is a microcosm of Tennessee history representing prehistoric Native American culture and pioneer education of the 1800's. Brentwood is extremely fortunate that the Primms preserved this unique piece of the community's history and have dedicated the site to the City.

Capital Improvements Program Fiscal Years 2005-2010

The primary focus of this \$77.2 million, six-year program is to address the infrastructure and facility needs for one of the fastest growing cities in the State of Tennessee. The program concentrates on improvements in six areas: General Facilities, Transportation, Storm Drainage, Parks and Recreation, Beautification and Utilities. Copies of the Capital Improvements Program (CIP) are available for review at the Brentwood Public Library and the Municipal Center. Please call Carson Swinford, Finance Director, at 371-0060 for more information.



Employees You Talk with at City Hall ...



**L to R: Debbie Hedgepath, City Manager Executive Secretary;
Judy Trevathan, Business Taxes; Debi Meadows, Payroll and Property Taxes**

Brentwood Tour of Homes

The Brentwood Historic Commission is sponsoring the Brentwood Tour of Homes to raise funds for the restoration and preservation of Boiling Spring Site. Tour homes include the two shown below:

Below: Owen Primm Home, Moores Lane, across from Primm Park



TOUR DATES

**October 2 10 am-5 pm
October 3 1 pm-5 pm**

Tickets \$15

**In Advance, \$12 – starting Sept. 20, 2004
Brentwood City Hall, Library,
Brentwood Stationers, Premier Bank,
Publix at Cool Springs
371-0060**



Above: Snodgrass Home, Princeton Hills, corner of Franklin Road & Murray Lane

Neighborhood Watch Program

The Brentwood Police Department will help you organize or improve your Neighborhood Watch group. The Watch program is homeowners working together to prevent crime in their community. It encourages citizens to report suspicious or criminal activity immediately to police. For more information, contact Officer Sam Bady or Officer Mark Wood at 371-2267.

Residential Open Burning Prohibited

With increased development and decreased open space between existing homes and new developments, the City adopted an ordinance that limits and restricts open burning.

Construction burning is no longer permitted. Dumpsters are now required on construction sites for debris.

Other restrictions apply to clearing of land for development purposes (must be 20 acres or larger), residential burning of fallen limbs or leaves (limited to lots 3 acres or larger) and bonfires for special events (7 day advance notification of site). Outdoor burning within most subdivisions is now prohibited.

To report illegal burning, please call the fire department at 371-0170.

City Manager's Report

Dear Citizens,

On Thursday, September 23, 2004, Brentwood citizens will have the opportunity to vote on two important matters – Open Space Preservation and the Mallory Lane Extension. The information on pages 3-5 and at the City's web site – www.brentwood-tn.org provides answers to the most common questions asked about the referendums to authorize the issuance of General Obligation Bonds for each project. The City has also provided below, compliments of *The Tennessean Williamson A.M.*, the exact wording on the ballot for each item with explanation.

As authorized under State law, a

special referendum was called by the City Commission due to the significant policy implications that each item will have on Brentwood's future. It was also deemed the most appropriate way to determine citizen support and avoid the items "becoming lost" on the large ballot at the November 2004 state and national elections. The special election will cost approximately \$15,000 with funding included in the current fiscal year budget.

As you can tell, these are not simple matters. I encourage you to spend the time needed to become informed and then participate in setting future direction for the City of Brentwood by vot-

ing. For your convenience, early voting will be available at the Concord Road Church of Christ, September 14-18 with expanded hours – Tues.-Fri., 7 a.m.-6 p.m. and Sat. 9 a.m.-Noon.

Best regards,

Michael W. Walker



photo courtesy Journal Communications, Inc.

Utility Improvements

As Brentwood continues to grow, the City strives to meet the community's water and sewer needs. To meet the irrigation needs of residents, the City upgraded its water storage capacity from 9 million to 14 million gallons, contracted to receive more water from suppliers, and installed a new pump station and a 24-inch water main.

The 2005 improvement and expansion projects include: (1) provide sewer service to west Brentwood, Murray Lane and Hillview Estates area; design work and community meetings are scheduled in late fall 2004, construction will begin in 2005; (2) install a 12-inch southern water line loop in the Moores Lane area; construction 2005.

Bond Referendums (Information compliments of *The Tennessean Williamson A.M.*)

Exactly what is it I'm voting on?

Green Space referendum:
Should the City of Brentwood issue general obligation bonds between now and January 1, 2020 in one or more series and/or enter into one or more loan agreements in an aggregate principal amount not exceeding **Fifty Million Dollars** (\$50,000,000) for the purpose of providing funds for the (i) acquisition of land by the City for the purpose of providing and preserving open land; (ii) constructing, improving and equipping of such open land to enhance its use in a natural state; (iii) payment of legal, fiscal, administrative, architectural and engineering costs incident to the foregoing; (iv) reimbursement to the appropriate fund of the City for prior expenditures for the foregoing costs, if applicable; and (v) payment of costs incident to the incurrence of the indebtedness described herein to bear interest at a rate or rates per annum not to exceed the maximum rate permitted by law and to be payable from and secured by **unlimited ad valorem property taxes** to be levied on all taxable property within the corporate limits of the City of Brentwood; provided that issuance of such bonds for the acquisition of any particular tract of property shall be **subject to additional approval by the Board of**

2020 was chosen because it's the projected build-out year of the city.

The bonds would most likely be issued over a period of years.

The money could also be used to make improvements to the preserved spaces, like trails, parking lots, etc.

Commissioners would have the final decision on which properties are acquired, and at what price.

The bond includes the authority to raise taxes and/or borrow to pay back interest and principal.

\$50 million is what the group Citizens for Brentwood Green Space identified as the amount necessary to fulfill its goals.

In other words, interest.

This is the part where your property taxes go up. There's no way to be sure how much, but here's an example. According to Walker, if one \$50 million bond were to be taken out (which is unlikely), the property tax rate would increase 30 cents. That means the annual tax bill for a \$350,000 home would go from \$516 to \$779.

Commissioners?
Mallory Lane extension referendum:
Should the City of Brentwood issue general obligation bonds in one or more series and/or enter into one or more loan agreements in an aggregate principal amount not exceeding **Four Million Dollars** (\$4,000,000) for the purpose of providing funds for the (i) acquisition of rights-of-way and construction of a section of the **Mallory Lane extension** from and including the CSX Railroad crossing north to Concord Road; (ii) payment of legal, fiscal, administrative, architectural and engineering costs incident to the foregoing; (iii) reimbursement to the appropriate fund of the City for prior expenditures for the foregoing costs, if applicable; and (iv) payment of costs incident to the incurrence of the indebtedness described herein to bear interest at a rate or rates per annum not to exceed the maximum rate permitted by law; provided that such bonds shall only be issued to construct said roadway section if **agreements are in place with other parties** that guarantee completion of the remaining sections of the Mallory Lane extension south of the railroad and associated modifications to the Interstate

This bond would most likely be taken out in one lump sum.

Funded through the city's Capital Improvements Program, this project would not require a property tax increase.

Southeast Venture would be responsible for the rest of the extension, if the rezoning request for Mallory Park is granted.

"If we don't have an agreement for someone to build the road," Walker said.

A southbound off-ramp between Concord Road and Moores Lane was recently approved by TDOT. It also needs approval from federal transit authorities.

Commissioners?

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Research by Courtney Watson / staff

GRAPHIC BY ANRI SAND / STAFF

OSRD – Innovative Projects

With the continued pace of land development in Brentwood and expected full build-out of the City by the year 2020, creative approaches are needed to encourage open space preservation. In addition, the availability of housing options for "empty nesters" within the context of the City's one dwelling unit per acre density standard is very limited. The City Commission recently approved a new residential zoning district titled the Open Space Residential Development – Innovative Project (OSRD-IP). The OSRD-IP is designed to encourage a minimum of 65% permanent open space within a residential development with a wider range of housing options (types, lot sizes and arrangement) than previously allowed in the City of Brentwood. Development standards that encourage the preservation of private open space and broader housing options for the community without compromising the fundamental one house per acre density, can create a 'win-win' situation for the City.

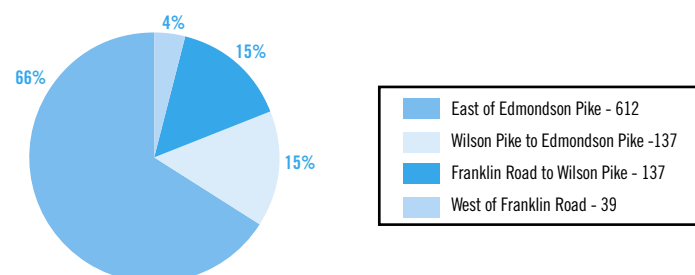
Employees You Talk with at City Hall ...



L to R: Margie Sparks, Receptionist; Cindy Jackson, Accounts Payable; Peggy Plummer, Administrative Secretary

Brentwood Housing Trends

Brentwood is experiencing unprecedented growth in residential housing starts. For the 18 month period between January 1, 2003 and June 30, 2004, the City issued 925 permits for new housing starts. The data shows that a substantial majority (745 or 81%) are being built in east Brentwood, east of Wilson Pike. Of those units, 612 dwellings or 66% of the total new dwellings are being built east of Edmondson Pike. Only 39 new housing starts or 4% are located west of Franklin Road. The remaining 137 units or 15% are located in the center of Brentwood between Wilson Pike and Franklin Road.



Open Space Referendum Questions and Answers

The following are answers to the most common questions that have been asked about the upcoming referendum on whether to authorize the City of Brentwood to issue up to \$50 million in general obligation bonds between now and the year 2020 to purchase land for permanent preservation of publicly owned open space within the City

1. Why did the City Commission call the referendum?

A group called "Citizens for Brentwood Green Space" presented the Board of Commissioners with a petition from 1,600+ residents asking for the referendum to decide on the issuance of up to \$50 million in bonds to purchase land for preservation as permanent open space. The petition also indicated a willingness of those residents to pay additional property taxes associated with the issuance of bonds for this purpose. The Board decided that a referendum election was warranted to determine the full extent of community support given the potential financial implications of the proposal. A "YES" vote would represent approval while a "NO" vote would represent disapproval.

2. What exactly are the citizens being asked to vote on?

While the ballot wording must comply with legal requirements, the basic question is whether the City should issue up to \$50 million in general obligation bonds for the purchase of permanent open space, with the understanding that property owners would be required to pay additional property taxes to implement the project and retire the bonds.

3. If this is approved, what tracts of land will be purchased?

No specific tracts of land have been identified by the City.

4. Does the City have to purchase property?

No, it does not. The City Commission will decide if and when to purchase any specific parcel.

5. How is the price for land determined?

The City can pay no more than fair market value and this must be supported by an appraisal.

6. If this is approved, will the City use its right of condemnation to acquire property?

Nothing in the bond resolution requires the City Commission to use condemnation. This does not prohibit condemnation but recognizes that it would only be used as a last resort. Under State law, any property that is obtained through condemnation must be paid for at "fair market value."

7. What is the rationale for the bonds to be sold between now and January 1, 2020?

The Brentwood 2020 Plan envisions the City will build out by the year 2020.

8. Can the money only be used to buy land?

The referendum identifies eligible expenses that can be funded by the bonds, including land purchase, improvements to the land that enhance its use in a natural state, and costs associated with bond issues.

9. Can the money be used for maintenance and operation of the property?

No, these costs must be incorporated into the General Fund operating budget.

10. How many acres of land could be purchased with \$50,000,000?

At current prices of approximately \$60,000 per acre, \$50 million could purchase about 833 acres.

11. How many homes would this eliminate from being built, assuming the land would have been developed as a subdivision?

Approximately 708 homes would not be built if 833 acres were purchased.

12. What amount of future property tax revenue would be lost if 708 homes were not built?

Assuming the average value of the homes at \$550,000, the lost revenue would be approximately \$575,000 per year.

13. Are there any savings to the City by not having these homes built?

While certain City services such as fire protection have established expenses and benefit from spreading the cost across a greater number of taxable properties, the costs associated with other services that are directly dependent upon the number of homes served, such as brush pickup, would not be incurred. The greatest cost savings will be to the Williamson County Schools as they would not have to educate 500-600 additional children spread over grades K-12.

14. Given the estimated number of homes that would not be built, how many fewer cars would be on City streets?

Using an estimate of 10 vehicle trips per household per day, there would be approximately 7,080 fewer vehicle trips per day.

15. How many fewer people would live in Brentwood if these homes were not built?

The City's recent special census found the average number of people per house was 3.0. Based on that, there would be approximately 2,125 fewer residents.

16. What would be the estimated loss in local option sales tax revenue if the City had 2,125 fewer residents?

Assuming \$5,000 in taxable purchases per person within Brentwood, the loss would be approximately \$119,000 per year.

17. How much state shared revenue would be lost if the City had 2,125 fewer residents?

The City currently receives an estimated \$96.46 per person in state shared

revenues resulting in a loss of approximately \$205,000 annually.

18. What would be the effect on the property tax rate if this referendum passes?

If the bonds WERE NOT all issued at one time:

The property tax rate increase would be incremental over time with specific tax increases being adopted as part of the annual budget process.

If the bonds WERE all issued at one time:

The property tax rate would increase by approximately 30 cents (from 59 to 89 cents). The City property tax bill for the average home valued at \$350,000 would increase from \$516 to \$779 (\$263 annually). Also note that the tax rate may go up by 1 cent (\$9 annually for the average home) for each \$137,000 in additional operating and maintenance costs.

19. What is the effect of the added \$50 million debt on the City's existing debt structure and what will be the impact on the City's bond rating?

As of July 1, 2004, the City's outstanding general obligation bonds totaled approximately \$26.4 million. The City currently enjoys an Aaa bond rating, the highest possible, from Moody's Investors Services. City staff has talked with representatives from Moody's about the open space referendum and the impact of the increased debt if the referendum is approved. Moody's observed that the City's current financial position (i.e. low tax rate) and employment/tax base are very strong, the relative wealth of the community is high, and the existing level of debt is relatively low with an attractive repayment schedule. No existing debt exceeds 20 years for repayment with 70% of the outstanding debt to be retired in the next 10 years. Moody's representatives were unwilling to say that issuance of \$50 million would affect the City's bond rating one way or another as the factors noted above would be evaluated at the time of each issuance of new bonds. They did say it would work in the City's interest to issue such bonds and assume additional debt incrementally over the next 15 years rather than issuing \$50 million in bonds at one time.

20. What would be the additional property maintenance cost to the City for the additional acreage?

It is extremely difficult to project this cost without knowing what property would be purchased or how it would be used. However, if it is assumed that approximately 50% of the land purchased would be kept in a natural state and therefore require very little or no maintenance, then maintaining the other 50% via bush hogging periodically throughout the year would cost an estimated \$165,000 annually unless it were possible to reduce some of this cost by contracting some land for hay removal. Obviously, the cost to maintain the land in a more manicured, park-like, manner would be significantly higher.

21. Assuming low impact park development, how much would the City need to spend to make this land usable by the citizens?

There is no way of knowing what type of improvements may be required on any purchased tract. However, the following are the estimated costs for potential park type improvements:

- \$100,000 for a restroom facility
- \$25,000 for 1,000 linear feet of 10-foot wide paved multi-use bike/walking path
- \$50,000 for standard pedestrian bridge serving a multi-use path stream crossing
- \$40,000 for road access and a small parking lot for a "trailhead" type facility
- \$8,000 for 1,000 linear feet of 4-board horse fence installed and painted

22. What is the rationale for the \$50 million amount?

The "Citizens for Brentwood Green Space" group envisions that the City would be able to purchase up to 1,000 acres of public open space before the City is built out (\$50,000 x 1,000 acres = \$50 million). Residential land is actually running at \$60,000 per acre today but may not stay that high if the residential real estate market slows down in the next few years. The Citizens for Brentwood Green Space group essentially set a target of preserving 5% of the total land mass as permanent public open space. The total acreage of the City at build-out will be 48 square miles (30,720 acres). 5% of this total acreage is 1,536. The City currently owns about 500+ acres of park and greenways, so the purchase of 1,000 acres will achieve the 5% goal

When is the referendum?

Thursday, September 23, 2004, from 7 a.m.-7 p.m. Early voting: Concord Road Church of Christ on Tuesday-Friday, September 14-17, from 7 a.m.-6 p.m. and Saturday, September 18, from 9 a.m.-Noon. Early voting is also at the County Election Office in Franklin on September 3-18 with the exception of Saturday, September 4 and Monday, September 6, from 8 a.m.-4:30 p.m. weekdays and 9 a.m.-Noon on Saturdays.

Mallory Lane Extension Referendum Questions and Answers

The following are answers to the most common questions that have been asked about the upcoming referendum on whether to authorize the City of Brentwood to issue up to \$4 million in general obligation bonds to construct a section of the Mallory Lane extension from the CSX railroad crossing at Wikle Road north to Concord Road.

1. Why did the City Commission call the referendum?

The proposed extension of Mallory Lane from just north of Moore's Lane to Concord Road has been under consideration as part of a commercial rezoning and development plan being proposed for the "Flagpole" property, a vacant tract fronting Interstate 65, north of the former Service Merchandise headquarters. The total cost of the road improvements is estimated at \$10 million with the City's cost estimated at \$4 million which would be paid through the proposed issuance of General Obligation Bonds as a part of the City's six-year Capital Improvements Program. (Refer to the map for the location of the road alignment).

Because the proposed road extension has generated considerable strong opinions from citizens, both for and against, the City Commission chose to present the question on the issuance of bonds for approval by the citizens through an election or referendum. A "Yes" vote would represent approval while a "No" vote would represent disapproval.

2. What exactly are the citizens being asked to vote on?

While the ballot is worded to comply with legal requirements, the question is whether the City should issue up to \$4 million in general obligation bonds to acquire right-of-way and construct a section of the Mallory Lane extension from the CSX railroad crossing at Wikle Road north to a signalized intersection at Concord Road between I-65 and Franklin Road. The wording specifies that bonds will only be issued if agreements are in place with other parties that guarantee their completion of remaining sections of the Mallory Lane extension south of the railroad and associated modifications to the I-65/Moore's Lane Interchange.

3. What is the history of the Mallory Lane extension?

The Brentwood 2020 Plan endorsed construction of this new north/south road between Moore's Lane and Concord Road: 1) from a transportation standpoint due to projected capacity problems with other roads that will intensify through the Year 2020; and 2) through a public/private partnership to help improve the commercial marketability of the "Flagpole" tract and its local sales tax revenue potential to the City.

4. Why is it coming up now?

Representatives for the Flagpole tract

owners have requested rezoning that would change the existing 50 acres of commercial land from C-3 (Warehousing/Retail/Office) to a more restrictive C-2/SR (Retail/Office with Special Restrictions) while the total C-2/SR zoned land would increase from 50 to 70+ acres. They have stated that construction of the road extension north to Concord Road is essential to its success as a retail/office site and recovery of their investment in new roads. Without the extension, they have indicated that owner will likely withdraw the rezoning request and develop the existing 50 commercial acres under C-3 zoning standards.

5. Is the City obligated to follow the recommendations in the Brentwood 2020 Plan?

No. These are advisory in nature and subject to periodic evaluations and updates by the City Commission to reflect changes in the community's vision on where we want to be in the Year 2020.

6. What are the design features for the proposed road?

- Mallory Lane will be a 4-lane divided boulevard on the southern and northern sections with a landscaped median and sidewalks similar to Maryland Way or Carothers Parkway. Four lanes are needed in these areas to serve the traffic demand at key intersections plus the proposed commercial areas to the south and the rapidly growing churches to the north in the Concord Road/Franklin Road area.
- About one-half mile of the interior road section located in the railroad crossing area will be graded for a future 4 lane boulevard but only two of the four lanes will be constructed initially.
- This city-maintained road will have a design speed of 30 mph in the interior sections. An existing at-grade railroad crossing will be reconfigured and signalized for the new road and will operate in a manner similar to the Moore's Lane railroad crossing.

7. How will the Mallory Lane Extension affect traffic in the Moore's Lane/I-65 area?

TDOT has approved construction of a new southbound I-65 exit ramp north of the former Service Merchandise headquarters to connect directly to the Mallory Lane extension. This new ramp would be paid for by the Flagpole tract developer. The new exit ramp should improve traffic flow in the Moore's Lane/Galleria Boulevard area by providing an alternative route to reach the Moore's Lane/Mallory Lane intersection. TDOT's approval of this new ramp is dependent upon the extension of Mallory Lane north to Concord Road.

8. How much development related traffic is projected for the new road?

According to the City's consulting traffic engineer, the projected average daily traffic (ADT) by the Year 2014 on the Mallory Lane extension north of the Flagpole tract

will be 12,600. This represents 8,100 trips from the new development plus 4,500 from diverted through traffic not associated with the development that would avoid using Moore's Lane, Franklin Road and I-65 to travel to and from Concord Road. To put this number in perspective, recent ADT counts for the following streets were: Murray Lane east of Granny White Pike – 13,300, Granny White Pike north of Murray Lane – 11,330, and Franklin Road south of Church Street – 23,820.

9. Does the proposed road connect with any existing neighborhood streets?

No. There are no proposed connections to either Brentwood South (via Wikle Road West) or General McArthur Drive.

10. Will driveway connections be provided from the proposed road to nearby churches?

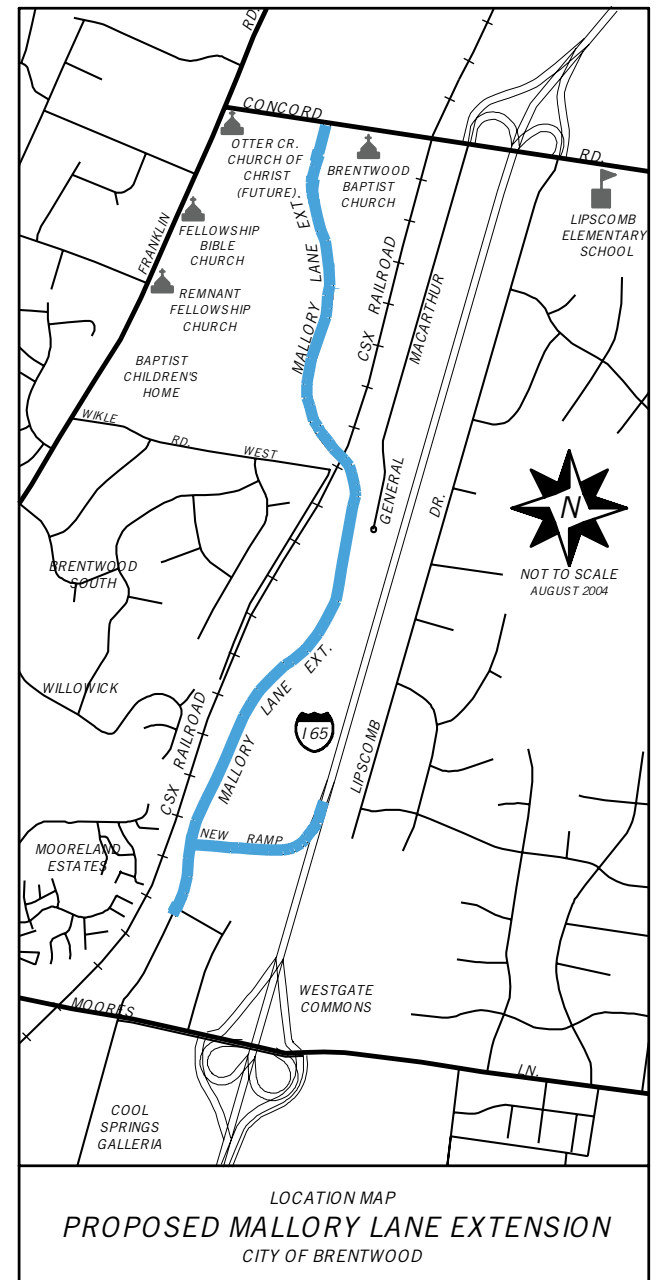
To help reduce Sunday morning traffic congestion in the Franklin Road/Concord Road area, driveway connections would likely be provided to the various churches along the northern segment of the road.

11. Will the Mallory Lane extension force any homes to be vacated?

No. There are no homes within the proposed alignment of the road. A small amount of right-of-way must be acquired from the rear corner of two existing residential lots near the railroad crossing. For better screening and separation, elevated earthen berms similar to those located at the Legends Golf Club plus landscaping would be incorporated into the roadway project on property located between the 11 closest homes and the new road.

12. If the bond referendum is approved, does that mean that the proposed rezoning and development plan are also approved?

No. The City Commission must still vote on a proposed rezoning described in Question 4. Approval of the bond referendum in no way obligates the City Commission to approve the proposed rezoning.



13. If the bond referendum is approved, will property taxes be increased to repay the bonds?

No. The debt service is budgeted as part of the six-year Capital Improvements Program and would not require a property tax increase. The proposed City bonds will have an annual debt service of \$300,000 and will be covered financially within the existing budget through retirement of existing equivalent debt. Additional local sales and property tax collections from development on the Flagpole tract are projected at \$1.5 million annually.

14. If the bond referendum is approved but the proposed rezoning and development plan are not approved, will the City build its segment of the road anyway?

No. The City Commission will not be required to move forward with the City project until agreements are in place with other parties (i.e. developers) to ensure completion of the remaining sections of the Mallory Lane extension and associated ramp modifications to the Interstate 65/Moore's Lane interchange.

Join Us at the Parks

The Brentwood Parks Department offers something for everyone. The City encourages you to take full advantage of the active and passive recreational opportunities available in your "community backyard."

New Improvements:

Bikeway System

The City's bikeway will be extended south from Forge Seat along Wilson Pike to Ravenwood High School via the Boiling Spring site (Primm Park), Montclair and Carriage Hills subdivisions. It will use the existing tunnel crossings at Moores Lane, Old Wilson Pike (old railroad underpass) and New Wilson Pike; construction to begin by spring 2005.

A map of the city bikeway system is available at six trail heads throughout the parks and through the Parks Department by calling 371-2208.

Granny White Park

Lower tennis courts were recently renovated.

Tower Park

New 47 acre park located off Concord Road, north of the WSM tower; will include 3 lighted multipurpose fields, restroom facility and additional walking/bikeway path to connect Hallbrook subdivision, Williamson County indoor sports complex and the Martin Center for Senior Citizens; construction will be completed by late fall 2005.



Owl Creek Park

New 21-acre neighborhood park located on Concord Road near Chestnut Springs and Bridgeton Park subdivisions; master planning scheduled by summer 2005.

For more information about city parks, visit our Web site at www.brentwood-tn.org/departments/parks

Reminders:

Leash Law in Park

City ordinance requires dogs and cats be kept on a leash while in city parks, call Parks Dept. 371-2208; all other complaints about roaming animals, call Williamson County Animal Control at 790-5590.

Walking and Bikeway System

Remember bicycles ride on the right side and yield to pedestrians; dog owners are asked to clean up after their pets.

Lightning Detection System

System detects actual lightning strikes within an 8 mile radius of Brentwood; for your protection, please clear all fields when alarm sounds; alarm will sound every 10 minutes until it is clear.

Brentwood Road Improvements

1. Sunset Road / Concord Road Intersection

Installation of left turn lanes at intersection; alignment on Sunset Road south to add left turn lanes onto Concord Road; with federal/state funding for construction; City will fund engineering and right-of-way acquisition; construction to be completed in calendar year 2005.

2. Traffic Signal Synchronization System

Work with TDOT on a federally funded city-wide system to interconnect signal controllers, master loops and camera monitoring equipment with fiber optic lines; new addition at Service Center has been completed which will include traffic control room; fully operational by December 2005.



New Addition at Brentwood Service Center (future home of traffic operations center)

3. Towne Center Road Improvements

Oversee right-of-way acquisition and construction of a new east/west 3-lane urban type road with 10 ft wide sidewalks; road will run from Franklin Road, opposite the Brentwood House Shopping Center, to Frierson Place across the CSX railroad gulch; construction to be completed in the summer of 2005.

4. Waller Road

From Concord Road to Concord Pass – includes widening to two 11-foot lanes and 1-foot asphalt shoulders; completed by June 2005.

5. Split Log Road Curve Realignment

1,900 ft. of Split Log Road west of Ragsdale Road – includes realignment of horizontal and vertical curves with two 12-foot lanes and 3-foot wide paved shoulders; completed by June 2005

6. Concord Road East Project

3.6 mile section of Concord Road from Edmondson Pike to the eastern city limits – three lane road section with curb and gutter, 10-foot bikeway; construction funded by TDOT; City funding engineering design and right-of-way acquisition; construction targeted to begin by Spring 2006.

7. North Brentwood Sidewalks

New sidewalks in the northern business area – expand existing network plus connect hotels without sidewalks to the existing sidewalk network; completion June 2005.

Employees You Talk with at Brentwood Water & Sewer Billing ...



Sandy Collier and Helga Childers, Brentwood Utility Billing Office

S.M.A.R.T Police

The Brentwood Police Department uses the SMART machine to raise motorists' awareness of the need to drive within the speed limits. SMART (Speed Monitoring and Radar Trailer) uses the radar system to display the motorist's speed compared to the posted speed and will also record traffic volume. SMART is moved to various locations in the city and is available for placement in neighborhoods where there is a speeding problem. For information, call 371-0160.

Average Residential Service Cost in Brentwood

Assumptions: Home valued at \$350,000 (Assessed value = \$87,500)
Water use = 8,000 gal./mo. Sewer use = 6,300 gal. (avg.)/mo.

| | 2004-2005 | 2003-04 |
|--------------------------|-----------|---------|
| City Property Taxes | \$516 | \$516 |
| County Property Taxes | \$2,441 | \$2,441 |
| Annual Water Cost | \$432 | \$432 |
| Annual Sewer Cost | \$350 | \$350 |
| Garbage Pickup (private) | \$300 | \$240 |
| Total | \$4,039 | \$3,979 |

NOTE: For 2004, the City of Brentwood has maintained the same effective tax rate of .59 per \$100 assessed valuation of property for the 14th year in a row. The Williamson County property tax rate is \$2.79 per \$100 assessed valuation of property. About 17% of the total annual property tax bill supports city services.

What's Happening at the Library

One Book, One Community

Join other residents in reading and discussing *The Traveler's Gift*; author Andy Andrews will speak at the library on October 28.

Book Discussion Groups

Meets monthly; morning and evening groups discuss new and classic titles.

Library Chess Clubs

Meets on third Friday of each month, 4:30; all ages and skill levels welcome.

Library Investment Club for Women

Financial wisdom, investment adventures; new members welcome.

Teen Advisory Board

Meets on the second Thurs. of each month to plan library-related activities; high school and middle school students are welcome to apply.

Computer Classes

For beginners, held every other week, six different courses.

Preschool Story Time

Each Tues. and Wed. at 10 and 11 a.m., and each Sat. at 10:30 a.m.; stories, songs and crafts.

Used Book Sale

Thurs., Oct. 23 through Sat, Oct. 25, sponsored by Friends of the Library.

Christmas Tree Lighting Ceremony

Monday, Dec. 6 at 5 p.m.; Christmas music and lighting of the community tree.



The Library Reading Terrace may become a reality soon! The Library Foundation has raised nearly \$50,000 toward constructing the terrace. Readers will be able to enjoy the park and relax in the fresh air with a good book. To make a donation: 371-0090 ext. 801

Morning with Santa

Sat., December 4, starting at 10 a.m., a visit with Santa, magic shows, face-painting, music and refreshments, free but reservations required.

For More Information

Library events – call 371-0090; adults and teens, ext 851; children, ext 838 or visit www.brentwood-tn.org/library



Teen Central, a new area in the library designed for students grades six through twelve, offers computers, graphic novels, chess, backgammon and young adult collections.

Public Safety Calls for Service

Brentwood's Emergency Communications Center dispatched 14,357 calls for service during 2003. The Center also handled an additional 38,657 incident telephone calls from citizens and radio calls from fire and police for a total of 53,014 incidents. 1,360 of those calls were received via 911.

The types of dispatched calls vary and can be broken down into two categories, serious (possibility of an immediate threat to life or property) and non-serious.

Public Safety Calls for Service

| | 2001 | 2002 | 2003 |
|-------------------|--------|--------|--------|
| Serious Calls | 6,008 | 5,834 | 6,782 |
| Non-Serious Calls | 7,578 | 8,217 | 7,575 |
| Total Calls | 13,586 | 14,051 | 14,357 |

The following is a breakdown of the most frequently received calls for service

| | 2001 | 2002 | 2003 |
|-----------------------------|-------|-------|-------|
| Burglar Alarm | 3,719 | 3,614 | 4,300 |
| Request Officer | 2,549 | 3,051 | 3,552 |
| Motor Vehicle Accidents | 849 | 625 | 633 |
| Personal Injury | 167 | 157 | 146 |
| Property Damage | 679 | 466 | 484 |
| Fatalities | 3 | 2 | 3 |
| Medical Emergency | 768 | 844 | 1,065 |
| Fire Alarm | 659 | 586 | 652 |
| Suspicious Persons/Vehicles | 557 | 610 | 654 |
| Theft | 554 | 444 | 412 |
| E-911 Calls | 1,396 | 1,540 | 1,360 |

Property Tax Payment

Brentwood citizens will receive their 2004 property tax invoices beginning in October. For citizens' convenience several payment options are available:

(1) local banks: property taxes can be paid at participating area banks; (2) online: citizens can inquire and pay their property taxes with a credit card or electronic check via www.brentwood-tn.org; (3) by telephone at 1-800-272-9829 (credit card only); (4) U.S. mail; (5) inside at the Municipal Center or; (6) the Municipal Center's outside drop box. Please refer to your property tax invoice or the City's Web site for specific information and updates.

Employees You Talk with at Brentwood Service Center ...



**Donna Young, Service Center Receptionist and
Peggie Shore, Service Center Administrative Secretary**

They serve the Public Works, Water & Sewer and Parks/Recreation Departments.

CITY BRIEFS Need Help?

Occasionally you may have a problem with the City and may not be sure who to contact. In that case, please call Linda Lynch - Community Relations Director at 371-0060. She will be glad to get you to the right person to address your concerns.

Fall Clean Up

When you are fall cleaning, if there are items too large for the regular trash pick-up, you can take them for disposal by the City to the following locations between 8 a.m.-4 p.m.

Dates

Oct. 16 • Granny White Park

Oct. 23 • Crockett Park

Oct. 30 • Granny White Park

We cannot accept liquids, sprays, paints, batteries, tires or chippings.

County Household Trash Locations

Will accept anything except liquids, sprays, paints, batteries, tires or chippings.

Open every day 7 a.m.-5 p.m.

Trinity Convenience Center

3004 Wilson Pike • 794-3904

2 miles south of city limits on left

Nolensville Convenience Center

1525 Sunset Road • 776-2717

.5 mile east of Waller Rd. on left

Grassland Convenience Center

1495 Sneed Road • 371-1697

.1 mile west of Hillsboro Rd. on left
behind county fire hall

Keep Williamson Beautiful!

Household Hazardous Waste Location

Williamson County Administrative Complex
1320 West Main Street
Franklin • 790-5848

October 30 • 8:30 a.m.-2:00 p.m.

City Phone Numbers

| | |
|-------------------|----------|
| Municipal Center | 371-0060 |
| Planning/Codes | 371-2204 |
| Water Billing | 661-7061 |
| Water Maintenance | 371-0080 |
| Public Works | 371-0080 |
| Service Center | 371-0080 |
| Police | 371-0160 |
| Fire | 371-0170 |
| Wm. Co. Ambulance | 794-2800 |
| Library | 371-0090 |
| Parks | 371-2208 |
| Emergency | 911 |

Citizen's Update

*Published semi-annually by City of Brentwood,
615-371-0060. Comments and suggestions
should be directed to Linda Lynch,
Community Relations Director.*

New Development Spotlight

Brentwood maintains its strong residential character while providing opportunities for quality commercial and service institutional facilities.

Office Development

In the Cool Springs area, new developments include the Communications Components building, 35,000 sq ft, Carothers Parkway area; Liberty Place Plaza, 9,000 sq ft of office space; Dental Office Building at Moores Lane & Franklin Road; and Southtrust Bank in Westgate Commons

Retail-Service Development

New retail developments in south Brentwood include Krispy Kreme on Mallory Lane; Cartronics Center, 22,000 sq ft of retail and restaurant uses; and the expansion of Sonic Drive-In on Franklin Road. In the north area, the Marketplace, 85,000 sq ft, in Maryland Farms with a new Publix, two restaurants and retail shops is being developed. The City is also encouraging redevelopment of the Towne Center. The first new structure will be Stroud's Barbeque Restaurant located on Harpeth Drive.

Service-Institutional Development

Service-institutional developments recently approved include a 18,820 sq ft addition to Brenthaven Cumberland Presbyterian Church on Franklin Rd; a 30,000 sq ft addition to Brentwood Academy and a new 45,000 sq ft athletic building; rezoning for future relocation of the Otter Creek Church of Christ to the southeast corner of Franklin and Concord Roads; and Owl Creek Park, 21-acres zoned for a new city park on Concord Road east of Concord Pass.



Hampton Reserve, location of Parade of Homes, September 11-26.

Residential Development

New residential subdivisions in Brentwood continue to be developed at record pace. Recent activity includes Magnolia Vale (8 lots), Governors Club (28 lots), Inglehame (28 lots), Parkside at Brenthaven (69 lots), Montclair (28 lots), and Bridgeton Park (30 lots).

New developments are Northumberland (31 lots); Woodlands at Copperstone (42 lots); and several OSRD developments including Valverde, a gated community of 42 lots, east of Mooreland Estates off Moores Lane; Glenellen Estates, 66 lots at Sunset and Ragsdale Roads; Arlington Heights, 42 lots off of Pinkerton Road; Tuscan Hills, 85 lots on Split Log Road; Springhaven, 55 lots at Liberty Church Road and Edmondson Pike and Liberty Farm, a historic residence, 7 lots with a special rural roadway design intended to preserve the historic character of the site.

Two of the larger new residential developments include Wynstone Falls, former Eddy Arnold property on Murray Lane, being developed using the new OSRD-IP (innovative project) design standards. It will be a gated community of 116 homes on 197 acres, including townhouses, village homes, traditional suburban homes, and a few large estate home sites. The second development is Wolf Chase, the historic Foxview estate, with 170 lots on 213 acres between Old Smyrna Road and Cloverland Drive/Church Street.

Planning and Codes Department's New Technology Upgrades

During the past year, the Planning and Codes Department upgraded its computer system which now provides immediate up-to-date information to citizens, builders, and staff.

All permitted construction and development projects can be tracked through the City's Web site, www.brentwood-tn.org; (click on departments and then Planning and Codes). After completing "online permit search" the location can be found via site address, site subdivision, site assessor's parcel number, permit number, contractor name, or owner

name. Project information is available from the initial permit request through final inspection.

To facilitate permitting and inspections, contractors can initiate the permit process on-line and can request inspections for completed portions of projects on a 24-hour basis.

The Geographic Information System will soon add the city zoning map to the Web site, allowing citizens, builders, and real estate professionals 24-hour access to the detailed map.

NEWS BRIEFS

Community Guide 2003-05

Need information? Have a question? The City of Brentwood's Community Relations Department provides a free booklet to citizens with information about the City. The guide includes City, County, State and Federal officials, City staff, statistical data, important phone numbers and an alphabetical listing of Brentwood services, programs and miscellaneous topics. Copies are available at Brentwood Municipal Center and the Brentwood Library.

Luminaries

Brentwood Subdivisions • Dec. 11, 6 p.m.

City's Web Site

Visit our Web site at www.brentwood-tn.org

Chipper Service at Your Home

The monthly pickup of brush at all Brentwood residences represents one of the most popular services of the Public Works Department. For information on the pickup schedule in your neighborhood, call the Brentwood Service Center at 371-0080.

Tune In Channel 19

~ Upcoming City & Planning Commission Meetings

1st, 2nd & 4th weeks each month
Tues. - 9 a.m. & 7 p.m. • Thurs. - 7 p.m.

~ Continuous City Information

Meetings, dates, times, places, phone numbers, etc.

~ Historic Interviews with

Vance Little, 7 p.m.

~ Historic Brentwood Video, 8 p.m.

Mon. • Wed. • Fri.

~ City & Planning Commission

Agendas Are Available on Web Site
www.brentwood-tn.org

VOTE! VOTE! VOTE!

Bond Referendums

Open Space Referendum

Mallory Lane Extension Referendum

Thursday, September 23, 2004 7 am-7 pm

VOTE EARLY

September 14-18

Concord Road Church of Christ, 8221 Concord Road

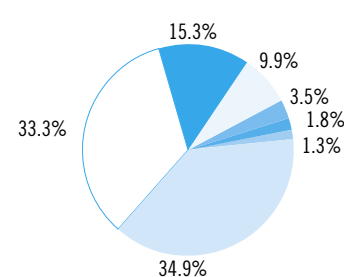
Thursday-Friday 7 am-6 pm • Saturday 9:00 am-12:00 pm

VOTE! VOTE! VOTE!

Where Your Tax Dollars Come From and Are Allocated

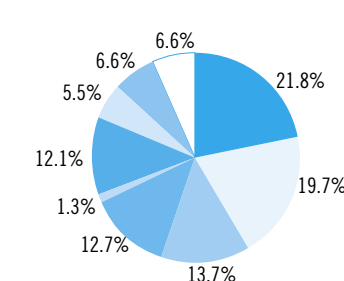
Revenues by Source FY 2005

| Revenues | 2004-05 Amount | Budget % |
|--------------------------------|---------------------|----------------|
| Property Taxes | \$8,120,000 | 34.9% |
| Local Sales Taxes | \$7,715,000 | 33.3% |
| State Shared Revenues | \$3,546,045 | 15.3% |
| Other Local Taxes | \$2,298,500 | 9.9% |
| Licenses/Permits | \$809,750 | 3.5% |
| Fines/Fees/Service Charges | \$414,000 | 1.8% |
| All Other (Including Interest) | \$294,200 | 1.3% |
| Total Revenues | \$23,197,495 | 100.00% |



Expenditures by Source FY 2005

| Expenditures | 2004-05 Amount | Budget % |
|---------------------------------|---------------------|----------------|
| Police/Emergency Comm. Transfer | \$5,060,280 | 21.8% |
| Fire | \$4,575,540 | 19.7% |
| General Government | \$3,166,935 | 13.7% |
| Debt Service Fund Transfer | \$2,950,000 | 12.7% |
| Capital Projects Fund Transfer | 300,000 | 1.3% |
| Public Works/Services | \$2,806,300 | 12.1% |
| Parks/Recreation | \$1,277,405 | 5.5% |
| Public Library | \$1,535,145 | 6.6% |
| All Other | \$1,522,475 | 6.6% |
| Total Revenues | \$23,194,080 | 100.00% |



General Government consists of City Commission, City Court, City Manager's Office, Elections, Finance, Legal Services, Information Services, Human Resources, Community Relations, Planning & Development, and Code Enforcement.

All Other consists of Insurance/Other Benefits, Education, Economic Development, City Boards, Crockett Historic Center, and the Operating Transfer to the Municipal Center Fund and ECD Fund.